

# 3811 Pera Ave.



**BUILDING AND STANDARDS BOARD AGENDA ITEM #5 FOR  
WEDNESDAY, MAY 28, 2014**

**ENVIRONMENTAL SERVICES DEPARTMENT  
CODE COMPLIANCE DIVISION**

**MEMORANDUM  
May 12, 2014**

**TO:** The Honorable Chairman and Board Members

**THROUGH:** Elda Hefner Rodriguez, Division Manager, Code Compliance Department

**FROM:** Ron Roth, C.B.O., Deputy Building Official

**SUBJECT:** 3811 Pera Ave., El Paso, TX 79905

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated on March 31, 2014. This apartment complex and outhouse were built on or about 1929. There is an illegal addition. The structures were constructed of an adobe and wood frame systems in walls, a wood frame system in roof, and a combination of a concrete slab foundation and wood frame system in floor covered with vinyl tile. The exterior walls are covered with plaster and siding. The exterior roof finish is asphalt shingle. The interior walls finish consists of plaster and gypsum board. The interior ceiling finish is sheet rock. Attempts to maintain the structures secured have become unsuccessful. There is trash, debris and accumulation of combustibles throughout the premises. Some apartments seem to be occupied by unwanted persons.
- 2) A certified condemnation letter was mailed to the owners Liliana Ceballos and Francisco Javier Perez.
- 3) Certified notices of the public hearing scheduled for May 28, 2014 were mailed to the owner and all interested parties on May 15, 2014.
- 4) As of May 12, 2014, \$0.00 is owed in taxes.

The owners have been notified of the property violations at this property. To date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

- 1) That the structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structures' certificate of occupancy be revoked; and
- 4) That the structures cannot be rehabilitated; and
- 5) That the structures be demolished within thirty (30) days; and
- 6) That the premises be cleaned and maintained clean of all trash, and debris within 30 days; and
- 7) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Code Compliance Division  
April 03, 2014  
**NOTICE OF VIOLATION**

Liliana Ceballos  
3811 Pera Ave  
El Paso, TX 79905

Re: 3811 Pera Ave  
Blk: 9 Woodlawn  
Lot: 28 to 30  
Zoned: A-3  
ENHS14-00553  
9171999991703077006776

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

**18.50.108.1 General.**

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Title 2.38 of the Municipal Code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

**18.50.108.1.1 Unsafe Structures.**

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible

**18.50.108.1.2 Unsafe Equipment**

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

**18.50.108.1.3 Structure Unfit for Human Occupancy.**

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **3811 Pera Ave., El Paso, TX 79905**, is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9 ]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3 ]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5 ]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- p. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- q. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- r. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- s. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- t. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- u. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- v. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4 ]
- w. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- x. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the Environmental Services Department, Code Compliance Division.

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Environmental Services Department, Code Compliance Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Code Compliance Division office, 7969 San Paulo Dr., El Paso, Texas, 79907, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 599-6290.

Janeth Loya  
Building Inspector

## **NOTICE OF PUBLIC HEARING**

### **To all interested parties:**

The owners, mortgagee, lien holders and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, herein after referred to as the “Commission”, at the following time and place:

**LOCATION:** City Hall, City Council Chambers, 300 N. Campbell Street, 1<sup>st</sup> Floor, El Paso, Texas 79901

**DATE:** May 28, 2014

**TIME:** 5:30 p.m.

**PROPERTY:** 3811 Pera Ave., also described as Lots 28, 29, and 30, Block 9, WOODLAWN ADDITION, an Addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 13, Page 53, Plat Records of El Paso County, Texas.

The property has been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, **Liliana Ceballos and Francisco Javier Perez, 3811 Pera Ave., El Paso, Texas, 79905**, are the owners, herein after referred to as the “Owners” of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907, no later than the 20<sup>th</sup> day after the date you receive this notice. If you do not execute and deliver the affidavit, it will be presumed that you own or have an interest in the Property, even if you do not.

On or about March 31, 2014, an inspection of the property was conducted by the Environmental Services Division and the following violations were identified:

- a. All *exterior property, accessory structures* and *premises* shall be maintained in a clean, safe and sanitary condition, All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9 ]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1,

304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- e. All *exterior property* and *premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3 ]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5 ]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- p. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]



- q. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- r. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner. [Sec. 605.1, 605.2, 605.3]
- s. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- t. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the *public way*. [Sec. 702.1, 702.2, 702.3, 702.4]
- u. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- v. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4 ]
- w. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- x. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the Environmental Services Department, Code Compliance Division.

The Owners are entitled to show cause that the Property is safe, do not constitute dangerous structures and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owners advocate for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the Property is safe or that it can be repaired, must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the Owners fail to comply with the order of the Commission the City may pursue one or more of the following actions:

Perform any and all work necessary to bring the property into compliance with the Commission's order;

Assess civil penalties, provided for in the Commission's order, in an amount not to exceed \$1,000 per day or \$10 per day if the Property has a homestead exemption, that will accrue interest of 10% per year until paid in full;

Appoint a receiver as permitted by state law; and

Any other remedies permitted by state law.

Commission orders may be appealed to the State District Court within 30 days of the final order. The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. The bylaws may be obtained at the Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907 or by calling (915) 599-6290.

This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

**FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.**

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM

APPROVED AS TO CONTENT

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John R. Batoon  
Assistant City Attorney

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Ron Roth, C.B.O.  
Deputy Building Official

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice of Public Hearing regarding the property located at **3811 Pera Ave.** was filed with the County Clerk's Office, the official public records of real property for El Paso County.

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Richarda Duffy Momsen

Executed this \_\_\_\_ day of \_\_\_\_\_, 2014 on behalf of the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

STATE OF TEXAS  
COUNTY OF EL PASO

Subscribed and sworn to before me, this \_\_\_\_ day of \_\_\_\_\_, 2014.

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Notary Public

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at **3811 Pera Ave.** was PUBLISHED in the official City newspaper on the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at **3811 Pera Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Liliana Ceballos and Francisco Javier Perez  
3811 Pera Ave  
El Paso, Texas 79905

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at **3811 Pera Ave.** was HAND-DELIVERED to:

City of El Paso  
C/O City Clerk  
300 N. Campbell  
El Paso, TX 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at **3811 Pera Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe  
AKA Tigua Indian Community  
119 S. Old Pueblo Road  
El Paso, Texas 79907

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at **3811 Pera Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District  
5801 Trowbridge Ave.  
El Paso, Texas 79925

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at **3811 Pera Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Clerk, Probate Dept.  
500 E. San Antonio Avenue, Suite 105  
El Paso, Texas 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at **3811 Pera Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Delgado, Acosta, Spencer  
Linebarger, Heard & Perez, LLP  
Attn: Bonnie Cooper  
221 N. Kansas Suite 1400  
El Paso, TX 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice was POSTED at **3811 Pera Ave.** El Paso, Texas.

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Inspector: \_\_\_\_\_



# UNSAFE STRUCTURES REPORT

## CODE COMPLIANCE DIVISION

**DATE OF EXAMINATION:** March 31, 2014

**REP. DISTRICT:** 8

**ADDRESS:** 3811 Pera Ave

**ZONED:** A-3

**LEGAL DESCRIPTION:** Lots 28, 29, and 30, Block 9, WOODLAWN ADDITION, an Addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 13, Page 53, Plat Records of El Paso County, Texas.

**OWNER:** Liliana Ceballos and Francisco Javier Perez

**ADDRESS:** 3811 Pera Ave.,  
El Paso, TX 79905

**BUILDING USE:** Open and abandoned apartment complex with an outhouse.

**TYPE OF CONSTRUCTION:** Type V. The structures were constructed of an adobe and wood frame systems in walls covered with plaster and siding, a wood frame system in roof covered with shingle, and a combination of a concrete slab foundation and a wood frame system in floor. By the interior, the walls are covered with plaster and gypsum board, the ceiling with sheet rock and the floor with vinyl tile.

**FOOTINGS:** Combination of a concrete slab foundation on grade and a wood frame system.

**CONDITION:** Unable to determine condition due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

**FOUNDATION WALL:** Unable to determine because the subterranean placement.

**CONDITION:** Unable to determine condition due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

**FLOOR STRUCTURE:** Concrete slab and a wood frame system covered with vinyl tile.

**CONDITION:** Poor. There is missing, loose or deteriorated tile in several areas exposing the concrete slab and the wood. Structural failures in the concrete slab are visible. A structural engineer will need to be hired to evaluate the conditions of the floor system and submit a report to this department with all corrective actions required to bring the system up to minimum code.

**EXTERIOR WALLS:** Adobe and wood frame systems covered with plaster and siding.

**HEIGHT:** 12' +/-

**THICKNESS:** 10" +/-

**CONDITION:** Poor. Due to weather and lack of maintenance, the structures are showing structural deficiencies. The exterior walls will require a structural engineer to evaluate the entire system for structural stability and submit a report to this department with all corrective actions required to bring the system up to minimum code.

**INTERIOR WALLS & CEILINGS:** Adobe and wood frame system walls covered with plaster and gypsum board. Wood frame system ceiling covered with sheet rock.

**CONDITION:** Poor. Due to lack of maintenance and exposure to the elements, the dwelling is showing structural deficiencies and is in advance state of disrepair. A structural engineer will need to evaluate the entire wall system for structural stability and submit a report to this department with all corrective actions required to bring the system up to minimum code.

**ROOF STRUCTURE:** Wood frame system covered with asphalt shingles.

**CONDITION:** Poor. The roof system is deteriorated due to lack of maintenance and exposure to the elements. The elements are dry rotten. There are loose or missing shingles. A licensed roofing contractor in the state of Texas should be hired to evaluate the roofing system.

**DOORS, WINDOWS, ETC.:** Wood frame windows and doors, some with guards or safety doors.

**CONDITION:** Poor. Several windows and doors are broken, damaged or missing due to exposure to the weather and vandalism.

**MEANS OF EGRESS:** Does not meet code.

**CONDITION:** Poor. The windows and doors are not in compliance with the minimum code requirements and they are not operable.

**PLUMBING:** Poor. A licensed plumbing contractor must be hired to evaluate the entire plumbing system and submit a report to this department with the corrective action required to bring the system up to minimum code compliance.

**ELECTRICAL:** Poor. A licensed electrical contractor must be hired to evaluate the entire electrical system and submit a report to this department with the corrective action required to bring the system up to minimum code compliance.

**MECHANICAL:** Poor. A licensed mechanical contractor must be hired to evaluate the entire mechanical system and submit a report to this department with the corrective action required to bring the system up to minimum code compliance.

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** None

**WARNING POSTED:** Yes      **BARRICADED:** No      **POLICE AID REQD:** No

**REMARKS:** First investigated on March 31, 2014. This apartment complex and outhouse were built on or about 1929. There is an illegal addition. The structures were constructed of an adobe and wood frame systems in walls, a wood frame system in roof, and a combination of a concrete slab foundation and wood frame system in floor covered with vinyl tile. The exterior walls are covered with plaster and siding. The exterior roof finish is asphalt shingle. The interior walls finish consists of plaster and gypsum board. The interior ceiling finish is sheet rock. Attempts to maintain the structures secured have become unsuccessful. There is trash, debris and accumulation of combustibles throughout the premises. Some apartments seem to be occupied by unwanted persons.

Janeth Loya  
Building Inspector

# TAX REPORT

Appraisal & Collection Technologies - EL PASO

Action Edit Query Record Field Help Entitlements Accounts Statements Window

ORACLE

Account Status

Prev. Acc... Next Acc... Prev. Owner Next Owner Acct History Acct Summary **Notes** Documents Go To:

EVAR  
ACT8006 v1.242 05/12/2014 16:02  
ACTEP

STATUS DETAIL Expand Fees Summary

**Account Information**

Account No. W886-999-0090-8100 Roll Code REAL PROPERTY

Certified Owner CEBALLOS LILIANA & PEREZ FRANCISCO J

Parcel Address 3811 PERA AVE

Amount Due as of 05/12/2014 CAD No. 345714

**Tax Units**

Tax Unit Description

List of Tax Units

1 3 6 7 8 8005

AG INCLUDED Remove Fees Countywide

**Tax Unit, Yr, Rec. Type**

Tax Unit Year Rec. Type

Multi Select

**Amount Due/Paid Information**

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2013	\$63,500					\$1,705.14	\$1,705.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$63,500					\$1,822.19	\$1,822.19	\$0.00	\$0.00	\$750.11	\$0.00	\$0.00
2011	\$63,500					\$1,789.86	\$1,789.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$63,500					\$1,613.89	\$1,613.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$63,500					\$1,582.00	\$1,582.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$63,215					\$1,579.61	\$1,579.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$65,278					\$1,644.43	\$1,644.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$65,278					\$1,889.29	\$1,889.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$65,278					\$2,038.25	\$2,038.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>						<b>\$28,694.58</b>	<b>\$28,694.58</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$750.11</b>	<b>\$0.00</b>	<b>\$0.00</b>

Last Payment Date

Last Payer

Alert

3:02 PM  
5/12/2014